



## Amfilochia (Amfilochia)

### معلومات الوكيل

Theodoros Tsioumis	اسم:
Buy2Greece	اسم الشركة:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 360,000

موقع: Greece  
بلد: 05/02/2025  
نشر:  
وصف:

For Sale Detached house, Amfilochia ,Mpoikka 170sq.m ,Ground floor , 2 level/s ,4 Bedroom/s ,2 bath/s , 3 parking , 2007 built year , features: Storage room, Electric Appliances, Double Glazed Windows, For Investment, Furnished, Luxury, Airy, Roadside, Bright, Boiler, Grass, Back yard (Garden), Painted, Holiday Home, Autonomous - Petrol , distance from: Seaside (m): 500, price: 360.000€

### Additional Information

FOR SALE two-level maisonette built during 2007 , on a plot of 1516 sq.m, within the settlement, in a position that ensures privacy-tranquility and direct access (5 minutes walk) to the sea-beach, the taverns and the port of the settlement and is in perfect harmony with the environment of the Greek countryside.

-The ground floor consists of a large open plan room with fireplace, kitchen and living room, one bedroom and a toilet and the first floor of two bedrooms, library-bedroom and toilet. There is an internal marble staircase, an internal storage room on each floor, central oil heating with autonomy per floor and very good aluminum, opening-tilting with double glazing. The permeability, brightness, natural ventilation and climate of the area, the 360 degree horizon and the many and large verandas with aluminum pergolas ensure enjoyment at any time of the day.

-The area surrounding the residence on all sides is beautifully landscaped with greenery, trees, paved and three outdoor parking spaces, storage room of 12sq.m, vegetable garden area, functional well with pump network, large and elaborate concrete enclosure and impressive gates(swimming pool etc).

-An additional 118 sqm can be built on the plot, while the two floors of the house can be relatively easily divided into independent residences.-It is located only 10 minutes from the small town of Amfilochia,



directly approaches the Ionian and Amvrakia roads and is 45-60 minutes from the airport of Aktio, Vonitsa and Lefkada.

-Its features, location and capabilities make it an ideal choice for those looking for an independent and nice detached house -holiday and main- in a lively seaside area of Greece and not just a tourist accommodation. Location Bouka Amfilochia is a seaside village of Amvrakikos, a beautiful fishing village, an old place of family holidays.

Lively settlement all year round with very good fish taverns, pool bar, minimarket and small port. Special features of the very cool summers - due to the continuous N/W wind - the nice sunsets and the lots of greenery. Combined with the small coastal town of Amfilochia, the surrounding beaches of the bay and the easy contact with the whole of Amvrakikos, which is a special wetland and fishing ground, it can be an ideal choice for those looking for a more authentic relationship with The quick entrance to the Ionian Highway (five kilometers from the village) and to Amvrakia Odos, ensure very fast and safe connection with the airport of Aktio, the tourist centers of Vonitsa, Palairo, Lefkada as well as with Ioannina and the other urban centers of Western Greece.

INFORMATION AT: (+30)6945051223 - (+30)2107710150

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Energy Certificate: D

- \* Bedrooms 4
- \* Bathrooms 2
- \* Floor Ground floor
- \* WC
- \* Building Year 2007
- \* Parkings 3

Features

- \* Category Residential
- \* Type
- \* Status Amazing
- \* In plot/With garden (Sq.m) 1516
- \* View Mountain View + Sea view
- \* Parkings
- \* Heating Independent
- \* Levels 2
- \* WC
- \* Price/Sq.m 2,118€
- \* EEC D

\* Code ΘΕΟΔΟΣΗΣ

Additional Features

- \* Storage room
- \* Double Glazed Windows
- \* Investment



- \* Furnishing
  - \* Luxury
  - \* Airy
  - \* Frontage
  - \* Bright
  - \* Boiler
  - \* Grass
  - \* Back yard (Garden)
  - \* Painted
  - \* Cottage
- بنيت:

2007

### مشترك

4  
2  
م 1516

غرف نوم:  
الحمامات:  
حجم كبير:

### Rental details

نعم فعلا

Furnished:

### Lease terms

Date Available:

### معلومة اضافية

Virtual tour URL:

<https://www.youtube.com/watch?v=g2G4zLUCrns>

### Contact information

IX6.645.616

IMLIX ID:

